

**CITY COUNCIL OF THE CITY OF SAN DIEGO  
SUPPLEMENTAL DOCKET NUMBER 3  
FOR THE REGULAR MEETING OF  
MONDAY, AUGUST 5, 2002**

---

**ADOPTION AGENDA, CONSENT ITEMS  
RESOLUTIONS:**

\*ITEM-S419: Lease Approval - Pacific Bell Wireless at Fire Station #24.

(Carmel Valley Community Area. District-1.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolution:

(R-2003-19 Cor.Copy)

Authorizing the City Manager to execute a five year lease agreement with an option for one additional term of five years with Pacific Bell Wireless, LCC for a telecommunication facility at Fire Station Number 24, at an initial annual rent of \$22,800.

**CITY MANAGER SUPPORTING INFORMATION:**

Pacific Bell Wireless is requesting a lease for the operation and maintenance of a wireless communications facility at Fire Station #24 in the Carmel Valley community. It consists of equipment shelters and antenna equipment. Pacific Bell requires the fire station location to provide service coverage to the local community. Pacific Bell Wireless has proved to be a reliable tenant at other existing City-owned sites. As directed by the Mayor and Council, City Staff met with representatives from the Carmel Valley Community Planning Group on July 18, 2002. Fire and Life Safety Services has agreed to enter into a Memorandum of Understanding with the Carmel Valley Maintenance Assessment district to address community concerns over the ongoing landscaping at Fire Station #24.

Basic terms of the agreement are as follows:

**USE** - Install, maintain and operate a wireless communication facility.

**TERM** - Five (5) years, with one (1) additional 5-year option.

**GROUND RENT** - Initial rent is \$22,800 annually (\$1,900 per month) with annual 5 percent rent increases and a reappraisal at year five.

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS: (Continued)

\* ITEM-S419: (Continued)

**CITY MANAGER SUPPORTING INFORMATION:** (Continued)

**STATEMENT OF VALUE** - The fair market value rent for this facility was determined by an outside independent fee appraisal utilizing a comparative valuation methodology as outlined in detail in the July 12, 2002 memorandum to the Mayor and Council. In addition to the fair market value, the rent includes a Site Access Fee of \$15,000 which will be amortized over the initial 5 year lease term.

**PRIOR APPROVALS** - Carmel Valley Community Planning Board, Fire and Life Safety Services, Development Services.

**FISCAL IMPACT:**

The City will receive \$22,800 in the first year of the lease with 5 percent annual rent increases thereafter. Rent proceeds will be deposited into Fund 100, Revenue Account 75692.

Herring/Griffith/CPA